LOT 101 SASSAFRAS ACRES S/D.
714-863, 725-26, 798-148 THRU 15

FERGUSON BRIAN/FERGUSON DONNA
269 SW BONIFAY GLN
FORT WHITE, FL 32038

2026

19-7S-17-10024-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

939 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	41,875
TOTAL MARKET VALUE	49,975
SOH/AGL Deduction	7,360
ASSESSED VALUE	42,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,615
TOTAL JUST VALUE	49,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,600

SALE:3:1: LOT 101 SASSAFRAS ACRES

SALE:2:1: .55 STAMPS

SALE:1:1: ORDER OF SUMMARY ADMINISTRATION

BLDG:1:1: RP#032709 CONCORD MH TITLE 11225213

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/246	1/08/2026	WD	Q	I	01	50,000
GRANTOR: GRZEJKA ROMAN						
GRANTEE: FERGUSON BRIAN						
1355/2766	3/15/2018	WD	U	I	11	100
GRANTOR: RONALD PENSKA & RITA						
GRANTEE: ROMAN GRZEJKA						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	0	26	30	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0255	MBL HOME S	0	0	12	50	600.00	UT	1.00	1.00	100	1973	1973	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		00	0.00	0.00	3.35	AC		1.00	1.00	1.00	12,500.00	12,500.00	41,875							

REVIEW DATE 03/26/2026 BY TP — Total Acres: 3.35 — Total Land Value: 41,875 — Market: 0 — Agricultural: 0 — Common: 41,875 — PRINTED 06/23/2026 BY SYS